

MINUTES ~ April 27, 2006 SPECIAL MEETING

Ponaganset High School Library

1. Call to Order

Mr. Gregory Laramie, Chair of the Foster Glocester Regional Building Committee, called the special meeting of the Foster Glocester Regional Building Committee to order at 6:35 PM in the Ponaganset High School Library.

2. Roll Call

Mrs. Kecia Pierce called the roll. In attendance were Mr. Gregory Laramie of Glocester, Mr. William Abt of Foster, Mrs. Lorraine O'Connors of Glocester, Mr. George Jacques of Glocester and Mr. Warren Ducharme of Foster. Mr. Raymond Fogarty of Glocester was absent, Mrs. Patti Fountain of Foster was absent as she had to work and Mr. Dennis Chretien of Foster was absent because he was out of town.

3. Review, discussion and changes to Construction Manager's Contract (Bonding, Acceleration, other details)

Mr. Laramie reported that he has been working with attorney Chris Whitney of Little, Medeiros, Kinder, Bulman and Whitney to review the Construction Manager's contract. They are close to being finished with a few issues outstanding. The first issue relates to the bonding on the project. The building committee asked H.V. Collins to provide full bonding on the project and H.V. Collins is also requiring the subcontractors to provide bonding. Mr. Whitney informed Mr. Laramie that most public projects in RI do not have this double bonding. The committee discussed this issue and agreed that double bonding is not necessary. H.V. Collins will not be required to bond the entire project, just general conditions. The subcontractors will provide the bonding on the other parts of the project. The elimination of the double bonding will save the committee approximately \$115K. In addition, Mr. Laramie explained that Mr. Whitney recommends having only the major trade subcontractors provide bonding. The committee will work with H.V. Collins to set the limits for bonding. Mr. Ducharme moved and Mrs. O'Connors seconded to amend the contract with H.V. Collins and the RFPs if necessary to eliminate the double bonding. So voted, 5-0.

Mr. Laramie reported that the second issue concerns the schedule of completion. Given the size of the project, Mr. Whitney feels that the schedule is aggressive and that the committee should address the issue of what happens if the subcontractors don't meet the June 30th 2007 deadline. Mr. Laramie reminded the committee that the district is reimbursed based on substantial completion by June 30th of any given year, if the school is not substantially complete by June 30, 2007 the district loses out on a year of interest reimbursement. Mr. Laramie reported that Mr. Whitney suggested imposing penalty clauses and conversely reward clauses or using acceleration clauses. Mr. Laramie explained that acceleration clauses are used if it becomes apparent that the project won't be finished on time the committee would agree to pay for overtime. Mr. Laramie suggested that the savings from the double bonding could be set aside for acceleration clauses.

In reviewing the acceleration clause issue the committee discussed the timeline of the project and when construction can begin. Mr. Aharonian reported that DEM approval has been received but they are waiting for ISDS approval which is dependent upon the well drilling which is scheduled for next Monday, May 1st. If the well is good, the Department of Health can issue a letter which will accelerate the process of the ISDS approval. The final building permit is expected by mid May once all other approvals are complete. However, there is site work which can be done prior to that. The Town of Glocester Erosion and Sedimentation approval is needed for the preliminary sitework, this approval is almost ready. Mr. Bob Grzyb informed the committee that the schedule for the phase two contractors is already tight, the acceleration would need to come from the three trades already bid (site, foundation and steel) or the phase two bid packages could go out with a completion date later than the June 30th 2007 date. After discussion, the committee agreed that the phase two bid packages should be prepared with the June 30th deadline date and H.V. Collins will go back to the three contractors already selected to see if they can accelerate by a week or two each and see what this would cost. Based on the discussions and options available, the committee agreed to the acceleration clause but no dollar amount has been set.

4. Middle School Project Update

Mr. Grzyb reported that the site bids were opened on April 13th. There were seven invited bidders, with three bids received. The low bidder was Cardi Corporation at \$3.3M with a deduct of \$500k for the leachfield alternate. The bid is approx \$100k less than budgeted. The other bidders were Fleet Corporation for \$4.3M and NorthEast Contractors for \$7.4M. With all three bids received, the costs have come in approximately \$600k lower than estimated. The phase two bid packages will go out next week with June 1st being the bid opening.

Mr. Grzyb provided the committee with the updated progress estimate which shows the estimated construction costs at \$624k over the budget. The committee reviewed the report and the detailed line items and discussed several of the larger increases/decreases from the previous estimated numbers from January 30, 2006. Based on the preliminary review the committee found some items double counted within the various budgets. The committee decided that the line items need to be reviewed in more detail and there needs to be meetings with the appropriate people to review what is included in the line items. In addition, there needs to be coordination regarding ownership of certain tasks such as the purchase of science lab casework and the related installation.

Mr. Abt provided the committee with the updated estimate for the owner's budget. The committee reviewed the report to see if anything has been duplicated and reviewed some of the line items in detail. Mr. Abt informed the committee that the budget cannot be finalized until the FF&E numbers are known. Mr. Aharonian reported that the FF&E report from School Specialties should be available tomorrow (Friday).

5. Proposed Cell Tower on Middle School Property

Mr. Laramie reported that Mr. Gary King has become aware of an opportunity to locate a cell tower on the middle school property. Mr. Laramie met with someone about the cell tower and an acceptable location has been found. The cell tower issue is on the school committee agenda and the building committee would help with the approval process if

necessary. Having the cell tower on the property would provide the district with about \$40K/year.

6. Other discussion

Mrs. O'Connors questioned the status of the ESCO. Mr. Abt reported that the proposals are due May 4th with ConEd, Siemens and Chevron interested. Mr. Joe McGovern said that the companies have spent a lot of time going through the buildings.

Mr. Mike Marseglia reported that he has talked to RINET about internet access for the new middle school. The department of education will provide the line to the school and the connection to the high school free of charge. The vendor (Cox or Verizon) will bring the line to a certain point in the building then the committee will be responsible for the cost of bringing the line to rooms within the building and the cost of a router.

7. Adjournment

Mrs. O'Connors moved and Mr. Jacques seconded that the meeting be adjourned at 8:40 PM. So voted, 5-0.

Prepared by: Kecia Pierce, Building Committee Clerk

Approved by: Foster Gloucester Building Committee, May 9, 2006